

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Public Benefits Analysis Qualified Residential Rental Project Pool Round 1 2002

State and local governmental agencies and joint powers authorities can issue tax-exempt housing revenue bonds. These bonds assist developers of multifamily rental housing units to acquire land, construct new units or purchase and rehabilitate existing units. The tax-exempt bonds lower the interest rate paid by the developers. These developers produce market rate and affordable rental housing for low and very low-income households by reducing rental rates to these individuals and families.

The California Debt Limit Allocation Committee is responsible for administering California's annual tax-exempt private activity bond program, known as "the annual State ceiling". For calendar year 2002, California's State ceiling is \$2.587 billion. Each year the Committee divides the annual State ceiling among several bond programs, known as "Program Pools", including the Qualified Residential Rental Project (QRRP) Pool. For calendar year 2002, the Committee reserved approximately 51.9%, or \$1.343 billion of the State ceiling for the QRRP Pool. The \$1.343 billion of bond authority was allocated in three allocation rounds and to three sub-pools i.e., General Pool (Projects having 50.1% or more of its total units designated as Restricted Rental Units); Mixed Income Pool (Projects having 50% or fewer of its total units designated as Restricted Rental Units); and the Rural Project Pool (Projects located in a rural area defined by California Health and Safety Code Section 50199.21 but shall not include a Mixed Income Project).

The Committee awarded a total of \$268,346,485 in the First Allocation Round of 2002. The actual amount of this allocation used, due to project reversions, was \$251,595,203. Of this amount, \$131,120,203 was allocated to the General Pool, \$116,825,000 was allocated to the Mixed Income Pool and \$3,650,000 was allocated to the Rural Project Pool. These allocations financed 2,993 total units, of which 2,092 were Restricted Rental Units. Restricted Rental Units are units within a Project that are restricted to households earning 60% or less of the Applicable Median Family Income. Of the 2,092 Restricted Rental Units, 903 will be restricted to very low income households with incomes at or below 50% of the area median income and 1,189 units will be restricted to low income households with incomes at or below 60% of the area median income. Of the total 2,993 units financed with the allocation, 2,367 will be new construction units, 864 will be senior citizen units and 321 will be large family (3-4 bedroom) units. In addition, this allocation will preserve 99 income and rent restricted units that were at-risk of losing affordability restrictions.

SUMMARY OF PROJECTS				
TOTAL # OF PROJECTS	# OF NEW CONSTR. PROJECTS	# OF ACQ. & REHAB. PROJECTS	# OF FAMILY PROJECTS	# OF SENIOR CITIZEN PROJECTS
27	21	6	20	7
% of Total:	77.8%	22.2%	74.1%	25.9%

SUMMARY OF UNITS										
TOTAL # OF UNITS	# OF NEW CONSTR. UNITS	# OF ACQ. & REHAB. UNITS	# OF RESTRICTED UNITS	UNITS @ 50%	UNITS @ 60%	# OF AT-RISK UNITS	# OF SPECIAL NEED UNITS	MARKET RATE UNITS	# OF LARGE FAMILY UNITS	# OF SENIOR CITIZEN UNITS
2,993	2,367	626	2,092	903	1,189	99	0	901	321	864
% of Total:	79.1%	20.9%	69.9%	30.1%	39.7%	3.3%	0.0%	30.1%	10.7%	28.9%

SUMMARY OF POOL CATEGORIES																
POOL TYPE	TOTAL # OF PROJECTS	TOTAL # OF UNITS	# OF RESTRICTED UNITS	UNITS @ 50%	UNITS @ 60%	MARKET RATE UNITS	# OF LARGE FAMILY UNITS	# OF NEW CONSTR. PROJECTS	# OF NEW CONSTR. UNITS	# OF ACQ. & REHAB. PROJECTS	# OF ACQ. & REHAB. UNITS	# OF AT-RISK UNITS	# OF FAMILY PROJECTS	# OF SENIOR CITIZEN PROJECTS	# OF SENIOR CITIZEN UNITS	# OF SPECIAL NEEDS UNITS
GENERAL	19	1,815	1,730	668	1,062	85	251	14	1,378	5	437	99	13	6	718	0
MIXED INCOME	6	1,138	322	211	111	816	40	5	949	1	189	0	5	1	146	0
RURAL	2	40	40	24	16	0	30	2	40	0	0	0	2	0	0	0
Totals:	27	2,993	2,092	903	1,189	901	321	21	2,367	6	626	99	20	7	864	0